

Post Office Box 549  
101 Veterans Memorial Drive  
Kitty Hawk, NC 27949



Phone (252) 261-3552  
Fax (252) 261-7900  
[www.townofkittyhawk.org](http://www.townofkittyhawk.org)

## **CAMA LAND USE PLAN TOWN OF KITTY HAWK**

### **IMPLEMENTATION STATUS REPORT 2019**

**I. All local, state, federal, and joint actions that have been undertaken successfully to implement its certified CAMA land use plan**

#### **Management Topics**

**Public Access** – strategies for maximizing community access to beaches and public trust areas.

1. Repaired and repaved approximately 2.7 miles of multi-use path along Twiford Street, The Woods Road and N. Croatan Hwy, connecting pedestrians from W. Kitty Hawk Rd & The Woods Rd to Sandy Run Park and providing safe means of travel towards the ocean front.
2. Staff lifeguard stations from Memorial Day through Labor Day at strategic locations along the beach.
3. Added new playground equipment and “fit stations” along the trail at Sandy Run Park, a 16 acre public park featuring a canoe/kayak launch, fishing pier, nature observation tower, and walkways that provide public access to natural areas, including several public trust waterways.
4. Added information about public access locations on the Town of Kitty Hawk website and developed a brochure about area parks and recreational activities.
5. Maintained all public parking areas and beach accesses. Began planning phases of renovating the existing bathhouse near the Kitty Hawk Rd. public beach acces
6. Completed construction of a beach nourishment project, spanning approximately 3.5 miles of Atlantic Ocean shoreline.

**Land Use Compatibility** – management of land use and development in a way that minimizes its primary and secondary impacts on natural and man-made resources.

1. Studied and amended Town development standards in keeping with the stated goal of maintaining a relatively low density, residential scale of development throughout most of the Town.
2. Compatibility with the CAMA Land Use Plan has been evaluated and referenced during the review of every development project, rezoning, and text amendment considered by the Planning Board and Town Council.
3. Enforce erosion and sediment control standards.

4. Continue to enforce stormwater management standards to minimize the impacts of commercial and other higher intensity development on the surrounding environment.
5. Conduct numerous public education efforts via the Town website, Town newsletter, mailings, and public forums on a variety of environmental topics including dune management, marsh restoration, low impact development techniques, flood damage prevention, and similar topics.

**Infrastructure Carrying Capacity** – strategies to ensure that infrastructure is available to support anticipated and planned development and that it is managed to protect areas of environmental concern and other fragile areas.

1. Coordinated with local and State agencies on the review and approval of proposed development projects to ensure that infrastructure standards are met and capacity is not exceeded.
2. In cooperation with other communities in Dare County, the Town adopted a ten-year Solid Waste Management Plan in 2012 and has a 26-year solid waste disposal contract to ensure that waste management needs are met in the future. This plan includes policies on enhancing the Town's recycling efforts.
3. Continue to operate a recycling center for residents of Kitty Hawk and surrounding areas.
4. Installed pump stations between the highways to place pumps after large rainfall events to clear floodwater. In the process of purchasing one pump to have on standby.
5. Adopted language in the zoning ordinance encouraging the use of permeable pavement for commercial development.
6. Through grant funding, cleaned many ditches and canals of debris to improve drainage during storm events.

**Natural Hazard Areas** – policies to reduce the community's vulnerability to natural hazards.

1. Continue to enforce existing flood maps and a flood damage prevention ordinance to meet all requirements of State and federal agencies.
2. Adopted an updated multi-jurisdictional Hazard Mitigation Plan in cooperation with other communities in Dare County identifying solutions to reduce or eliminate the risks to human life and property from hazards.
3. Adopted a Public Information Strategy outlining many projects and activities to educate residents, visitors, and businesses about the risks of flooding and other natural hazards, as well as opportunities to prevent or minimize damage during these events.
4. Review and adopt an Emergency Preparedness, Response, and Recovery Plan on an annual basis.
5. Continue policies and regulations that limit the scale and compatibility of development in hazard prone areas.
6. Enforce land disturbance permit regulating grading and stormwater issues on lots smaller than those requiring a State stormwater permit.
7. Offered educational brochures, newsletter/website articles, and programs to property owners on topics such as water quality, low impact development, flood damage prevention, and dune stabilization.

8. Coordinated a dune planting project with the Carolina Panthers organization and volunteers to stabilize the primary dune in Kitty Hawk.
9. Posted “Keep Off” and “dune care” signs along the primary oceanfront dune.
10. Partially funded a living shoreline project, including the installation of sills along Moor Shore Rd.

**Water Quality** – land use and development policies and strategies to protect quality waters and to restore quality in waters that are non-supporting.

1. Offered educational programs and information on rain gardens and other low impact development practices to the general public.
2. Constructed a rain garden as a pilot project highlighting local best management practices.

**Local Areas of Concern:**

Separate topics identified as Local Areas of Concern are intended to incorporate specific issues, concerns, and opportunities identified by the Town of Kitty Hawk, including:

- Tourism
- Transportation
- Uses of and Activities In and On Ocean and Sound Waters

**Atlantic Ocean Shoreline**

1. Partnered with Dare County and several other towns on the Outer Banks on a beach/dune nourishment project covering approximately 3.5 miles of the beach and dune system in Duck.
2. Coordinated dune planting as the Carolina Panthers “Keep Pounding Day” with representatives from the organization as well as local volunteers to help stabilize the dune system.

**Beach Driving**

1. Kitty Hawk continues to prohibit beach driving.

**Beach Nourishment and Dune Stabilization**

1. Partnered with Dare County and several other towns on the Outer Banks on a beach/dune nourishment project covering approximately 3.5 miles of the beach and dune system in Duck.
2. Coordinated dune planting as the Carolina Panthers “Keep Pounding Day” with representatives from the organization as well as local volunteers to help stabilize the dune system.

**Commercial Development**

1. Continue review and analyze commercial development and redevelopment proposals for consistency with the Land Use Plan

**Community Appearance**

1. Review and amend, as needed lighting, sign, parking and development regulations to promote an aesthetically pleasing appearance.

#### Currituck Sound Shoreline, Kitty Hawk Bay, and Albemarle Sound

1. Partially funded a living shoreline project, including the installation of sills along Moor Shore Rd in an attempt to control shoreline erosion on a section of badly eroded shoreline.
2. Local CAMA officer continues to enforce CAMA regulations and assist property owners with CAMA permitting processes.

#### Development Design Standards

1. Continue to review and amend as necessary development design standards
2. Continue to review and analyze each development or redevelopment proposal to ensure consistency with the adopted Land Use Plan.

#### Parking and Loading/Off-Loading Areas

1. Continue to review and amend as necessary the zoning ordinance to ensure that minimum parking requirements provide adequate parking for commercial and residential development.

#### Redevelopment

1. Mitigate flooding issues by requiring substantial renovations to be brought into compliance with flood damage prevention standards.
2. Ensure all redevelopment proposals are consistent with CAMA regulations where applicable.

#### Septic Tank Use

1. Ensure that prior to any building permits are issued, that proper septic permits have been issued by the Dare County Department of Environmental Health when necessary.

#### Sexually Oriented Businesses

1. Continue to enforce local ordinance limiting potential locations for a sexually oriented business.

#### Stormwater Management

1. Continue to enforce stormwater management standards to minimize the impacts of commercial and other higher intensity development on the surrounding environment.
2. Completed pump station/piping project to allow quicker pumping of floodwater between the highways with stations for pumps located in several strategic locations.

#### Tourism

1. Ordinances continually enforced to ensure Kitty Hawk remains a as a family friendly tourist destination.
2. Recently cleaned canals and resurfaced several miles of multi-use paths, encouraging kayaking, jogging, walking and cycling.
3. Recently installed playground at Sandy Run park to encourage family friendly activities at Town parks.

## **II. Any actions that have been delayed and reasons for the delay**

1. Establishment of additional public beach access points toward the southern end of Kitty Hawk has been delayed as the town has been unable to secure or lease oceanfront property to provide new public accesses.

## **III. Any unforeseen land use issues that have arisen since certification of the CAMA land use plan**

1. Pending revisions to FEMA flood insurance rate maps suggest that many properties will be removed from SFHA flood zones, and the base flood elevation is being greatly reduced in many areas that are remaining in a SFHA. This change has led to the need for greater public education about flood damage prevention and the development of higher flood prevention standards in the areas affected by the changes

## **IV. Consistency of existing land use and development ordinances with current CAMA land use plan policies**

1. The Town of Kitty Hawk has closely followed the goals, policies, and objectives of the adopted CAMA Land Use Plan. As mentioned previously, compatibility with the land use plan has been evaluated during the review of every development project, rezoning, and text amendment considered by the Town. Many of the current Town ordinances were adopted in an effort to support the goals, policies, and objectives found in the CAMA Land Use Plan. Among many benefits, these ordinances help preserve the Town's relatively low density residential character, limit development's impact on the environment, and minimize property damage during storms.

## **V. Current policies that create desired land use patterns and protection of natural systems**

1. Reference to the Future Land Use Map and other policies regarding development patterns have provided the Town of Kitty Hawk with guidelines for siting development in appropriate areas. The existing zoning and actual development pattern of the Town are very similar to the recommendations of the plan.
2. Several policies relating to the safety of new development and the protection of private investment were used to support the Town's recent adoption of updated flood maps, a flood damage prevention ordinance, and stormwater management standards.
3. Policies relating to the protection of natural resources and water quality have been the guiding principles behind the Town's adoption and enforcement of requirements for stormwater management, erosion and sediment control, grading, and other land disturbing activities.

4. Emphasis placed on the preservation of Kitty Hawk's village atmosphere has led to the adoption of development standards that reflect the relatively modestly scaled, low density residential character of the Town.
5. Policies regarding the protection of sound waters support the Town's establishment of extraterritorial jurisdiction in Kitty Hawk Bay and the Albemarle Sound to limit undesirable and harmful activities in these waters.

## **ACTION PLAN AND SCHEDULE**

1. Update the **capital improvements plan** (CIP).

**Initiation:** 2004

**Completion:** Updated on an Annual Basis

The Town of Kitty Hawk has annually updates its capital improvements plan (CIP), most recently adopting a five-year CIP in June, 2013.

2. Seek State funding assistance to develop a **shoreline access plan**.

**Initiation:** 2005

**Completion:** 2006 (implementation ongoing)

The Kitty Hawk Recreation Committee completed a study identifying existing beach access points, publicly owned properties along the oceanfront, and opportunities for new beach accesses in Kitty Hawk in 2006. The Town has acquired many properties, developed and improved beach access points, and continues to explore opportunities to fully implement the recommendations of this study.

3. Develop a **parks, trails, and recreational facilities master plan**.

**Initiation:** 2005

**Completion:** 2006/Updated 2013 (implementation ongoing)

The Kitty Hawk Recreation Committee developed a recreation master plan (including recommendations for parks, multi-use paths, and other recreational facilities) that was reviewed by the Planning Board and adopted by Kitty Hawk Town Council in August, 2007. The recreation master plan has been updated twice since that time, the most recent version adopted in May 2013. Several of the recommended parks, multi-use paths, and other improvements have been constructed.

4. Seek State funding assistance to develop a **corridor study and plan for the NC 12**

**corridor and the oceanfront** to include identification of: needs and opportunities; areas that may be targeted for improvement(s); and, improvement(s) options and alternatives. The study should also examine beach re-nourishment and preservation issues and options.

**Initiation:** 2005

**Completion:** 2013

The Town is participating in the development of a comprehensive transportation plan for Dare County that includes a thorough study and an evaluation of the N.C. Highway 12 corridor.

5. Seek State funding and technical assistance to develop a **corridor study and plan to address land use compatibility issues along U.S. 158 Bypass** to include: residential and commercial building and development design guidelines and standards; parcel inter-connectivity and reverse frontage developments; and general strategies to improve vehicular and pedestrian movement and visual aesthetics and reduce land use conflicts.

**Initiation:** 2005

**Completion:** 2013

The Town of Kitty Hawk has adopted a policy for interconnectivity between lots. The Town is participating in the development of a comprehensive transportation plan for Dare County that will explore vehicular, bicycle, and pedestrian improvements along U.S. Highway 158 Bypass. It is unlikely that any action will be taken toward the development of design guidelines in the near future.

6. Continue **citizen participation** in the Town planning process.

**Initiation:** On-going

**Completion:** On-going

The Town of Kitty Hawk has offered public education programs and sought considerable public input in a variety of ways (day/evening workshops, mailings, surveys, Town website, Town newsletter, etc.) when evaluating significant public projects, stormwater management and beach renourishment projects, wind energy facilities, and amendments to development standards.

7. Update ***1999-2000 Storm Water Management Study***.

**Initiation:** 2004

**Completion:** 2005 & 2011

In late-2004, engineering firm Albemarle & Associates completed an updated stormwater management report and recommendations for implementation. Engineering firm Rivers & Associates prepared site specific storm drainage evaluations and cost estimates in March, 2005. The Town has funded several stormwater drainage improvement projects since that date. In 2011, Albemarle & Associates completed an updated stormwater management study that identifies solutions to recurring stormwater management issues in the Town.